001.0	0002	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,071,700 / 1,071,700
					USE VALUE:	1,071,700 / 1,071,700
					ASSESSED:	1,071,700 / 1,071,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRELLA MARIA E
Owner 2:	
Owner 3:	
Street 1:	40 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 4023 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5000.000	614,400	1,300	456,000	1,071,700
Total Card	0.115	614,400	1,300	456,000	1,071,700
Total Parcel	0.115	614,400	1,300	456,000	1,071,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.41 | /Parcel: 266.4

Legal Description

User Acct 661

GIS Ref

GIS Ref

Insp Date 08/25/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	614,900	1300	5,000.	456,000	1,072,200	1,072,200	Year End Roll	12/18/2019
2019	105	FV	458,800	1300	5,000.	484,500	944,600	944,600	Year End Roll	1/3/2019
2018	105	FV	458,800	1300	5,000.	353,400	813,500	813,500	Year End Roll	12/20/2017
2017	105	FV	431,400	0	5,000.	307,800	739,200	739,200	Year End Roll	1/3/2017
2016	105	FV	431,400	0	5,000.	262,200	693,600	693,600	Year End	1/4/2016
2015	105	FV	387,200	0	5,000.	256,500	643,700	643,700	Year End Roll	12/11/2014
2014	105	FV	387,200	0	5,000.	210,900	598,100	598,100	Year End Roll	12/16/2013
2013	105	FV	401,800	0	5,000.	200,600	602,400	602,400		12/13/2012

!65!

PRINT

Date	Time
12/10/20	15:57:07

LAST REV

Date	Time
09/25/17	12:25:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 65

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
A	937-36		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2009	1019	Re-Roof	90,000					
11/12/2003	1025	Manual	5,500					put up wall and ro

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04622638
Const Adj.:	0.94832510
Adj $ / SQ:	168.668
Other Features:	163205
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754750
Depreciation:	140383
Depreciated Total:	614366

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

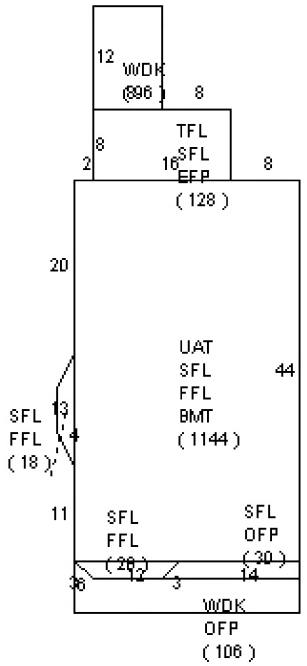
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.67
Special Features:	0	Val/Su Net:	135.15
Final Total:	614400	Val/Su SzAd	231.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,340	168.670	226,015
FFL	First Floor	1,182	168.670	199,365
BMT	Basement	1,144	86.650	99,131
UAT	Upper Attic	286	118.070	33,767
WDK	Deck	202	10.380	2,098
OFP	Open Porch	136	27.150	3,693
EFP	Enclos Porch	128	45.990	5,887
TFL	Third Floor	128	168.670	21,589
	Net Sketched Area:	4,546	Total:	591,545
Size Ad	2650	Gross Are	5404	FinArea 4023

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	95		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	17X26	A	AV	2014	3.10	T	5	105			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300